

SITE LOCATION: 302 East 5th Street**AGENDA ITEM: II.o****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140216****Owner:** Pablo Pereira, Unika Construction**Applicant:** Alex Ridgway, Brickmoon Design**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Tracts 23A and 24A, Block 303, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a one-story residence situated on a 7,700 square foot corner lot.

TYPE OF APPROVAL REQUESTED: Alteration – Removal of all original windows and exterior wall shiplap in contributing house (Revision to approved COA for two-story addition to one-story house)

The applicant was granted a COA in October 2013 for a two-story addition. Eight original 1-over-1 wood sash windows in the existing house were to be retained.

In early 2014, a citizen called in a complaint that all windows and doors on the original house had been removed. A site inspection by staff confirmed that the applicant exceeded the approved scope of work by removing all original 1-over-1 wood windows that were to be retained and removing the original interior shiplap (structural element of the exterior wall). Removing the shiplap contributed to the destabilization and breakage of the historic windows. The applicant did not contact staff prior to removing the windows or shiplap.

The applicant is now requesting a retroactive Certificate for the following work:

Project Details:

- **Building Materials:** Replace the historic shiplap in the exterior walls with ½" plywood.
- **Window / Doors:** Replace all original 1-over-1 wood sash windows – eight windows in total (two on front, three on west side, three on east side) with new wood 1-over-1 sash windows that match the original in style and size. The existing window trim will be retained and the window openings will not be modified. Please see elevation drawings and demo plan for window locations.

Approved 10/10/2013**Project Details:**

- *Shape / Mass: The existing residence measures 29'-10½" wide and 40'-½" deep on the west elevation and 34'-5½" deep on the east elevation. The residence has an eave height of 10'-7" and an overall height of approximately 20' to the ridge.*

The proposed one-story addition will begin 23'-2" back from the front façade on the east elevation, 11'-3½" of the east wall will be demolished. The one-story side addition will measure 21'-1" wide and 39'-10½" deep. The side addition will have an eave height of 9'-1 5/8" and a ridge height of 16'-1¾".

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

SITE LOCATION: 302 East 5th Street**AGENDA ITEM: II.o****HISTORIC DISTRICT:** Houston Heights South**HPO File No. 140216**

The two-story rear addition will begin at the rear wall of the existing structure. The proposed second story will begin 27'- ½" from the front façade. The addition will be inset 1'-9" from the west elevation. The two-story addition will measure 26'- 4" wide and 22'-8" deep on the west elevation and 35'-4" deep on the east elevation. The proposed two story addition will have an eave height of 17'- 3 1/8" and a ridge height of 25'-7 1/8".

- **Setbacks:** The existing residence is setback 26'-1 3/16" from the front property line, 27'- 10 1/16" from the east property line, 19'- 3 7/16" from the west property line, and 25'-10 11/16".

The proposed addition will be setback 56'-11 7/8" from the front property line, 6'-8½" from the east property line, 23'-1" from the west property line, and 3'-2" from the rear property line.

- **Roof:** The existing residence features a cross gable roof with a 6 over 12 pitch. The existing roof features exposed rafter tail and is clad with composite shingles.

The one-story side addition will feature a side gable roof and a rear shed roof. The proposed side gable will feature a 6 over 12 pitch and the shed roof will feature a 2 over 12 pitch. The proposed one-story will feature exposed rafter tails and 1'-6" overhangs and a rear 1' overhang. The side gable will be clad with composite shingles and the shed roof will be clad with a standing metal roof. The story addition will feature a cross gable roof with a 6 over 12 pitch to match the existing 6 over 12 pitch. The roof will feature exposed rafter tails and 1'-6" overhangs and 1' rear overhang. The gables will feature decorative brackets and the roof will be clad with composite shingles.

- **Exterior Materials:** The existing residence is clad with wood 117 horizontal lap siding. The existing wood siding will be retained and repaired.

The proposed addition will be clad with smooth finish cementitious horizontal lap siding with a 4" reveal.

- **Window / Doors:** The existing residence features 1-over-1 wood sash windows and non-original wood fixed windows. The residence features two wood paneled front entry doors. One door will be removed and the one will be retained and centered on the front elevation.

The proposed addition will feature 1-over-1 wood double hung sash windows, single lite fixed wood windows, single lite wood casement windows, single lite entry door, and sectional overhead garage doors.

- **Foundation:** The existing residence is built on a pier and beam foundation.

The proposed addition will be built on a slab foundation.

Elevation Details:

- **North Elevation (front facing E. 5th St):** The existing front façade features two 3 lite wood paneled entry doors and two 1-over-1 wood sash windows. The front gable features a non-original two lite window. One of the existing entry doors will be removed the other will be centered on the façade and the existing openings will be in filled with new wood lap siding to match the existing 117 siding. The 2 lite windows in the gable will be replaced with a ribbon of four single lite fixed windows.

The proposed north elevation of the addition will feature a ribbon of four 1-over-1 wood sash windows and a single lite wood paneled entry door on the first floor. The second floor will feature a single lite fixed wood window.

- **West Elevation (facing Cortlandt St):** The existing west elevation features three 1-over-1 sash windows and a non-original single lite window. The non-original single lite window will be replaced with two sets of two 1-over-1 sash windows.

The first floor of the addition will feature a sectional overhead garage door with a shed roof overhang. The second floor will feature two single lite casement windows and a gable vent.

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 302 East 5th Street

AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216

- *East Elevation (facing side property line): The existing east elevation features six 1-over-1 sash windows and a paneled entry door at the rear of the elevation. The existing ribbon of three 1-over-1 sash windows at the rear of the elevation will be removed.*

The proposed first floor of the addition will feature two 1-over-1 sash windows and the proposed second floor will feature three single lite fixed windows.

- *South Elevation (facing rear property line): The existing rear features five 1-over-1 sash windows. The rear wall of the house will be demolished.*

The proposed rear will feature a single lite fixed window on the first floor. The second floor will feature three 1-over-1 sash windows and a gable vent.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Houston Heights Historic District South. At the time of the district survey, the one-story bungalow-style residence constructed circa 1920, was classified as 'contributing' to the district.

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 302 East 5th Street

AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216

APPROVAL CRITERIA**Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The removal of the original wood 1-over-1 sash windows results in the loss of significant historical material.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. |

STAFF RECOMMENDATION: Approval of the COA

The proposed replacement of the original sash windows does not meet Criteria 9 as it results in the loss of significant historic material. Although the proposal does not meet criteria 9, the historic material has been lost and cannot be recovered. Staff will be working to improve our procedures and information provided to applicants regarding the retention of historic materials in order to prevent these situations for future projects. The proposed wood replacement windows will match the original windows in style and size, the window trim will be retained, and the window openings will not be modified.

CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 302 East 5th Street

AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216

Site Location Map

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



CERTIFICATE OF APPROPRIATENESS

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HPO File No. 140216

Photo from Historic District Inventory



Current Photograph



CERTIFICATE OF APPROPRIATENESS

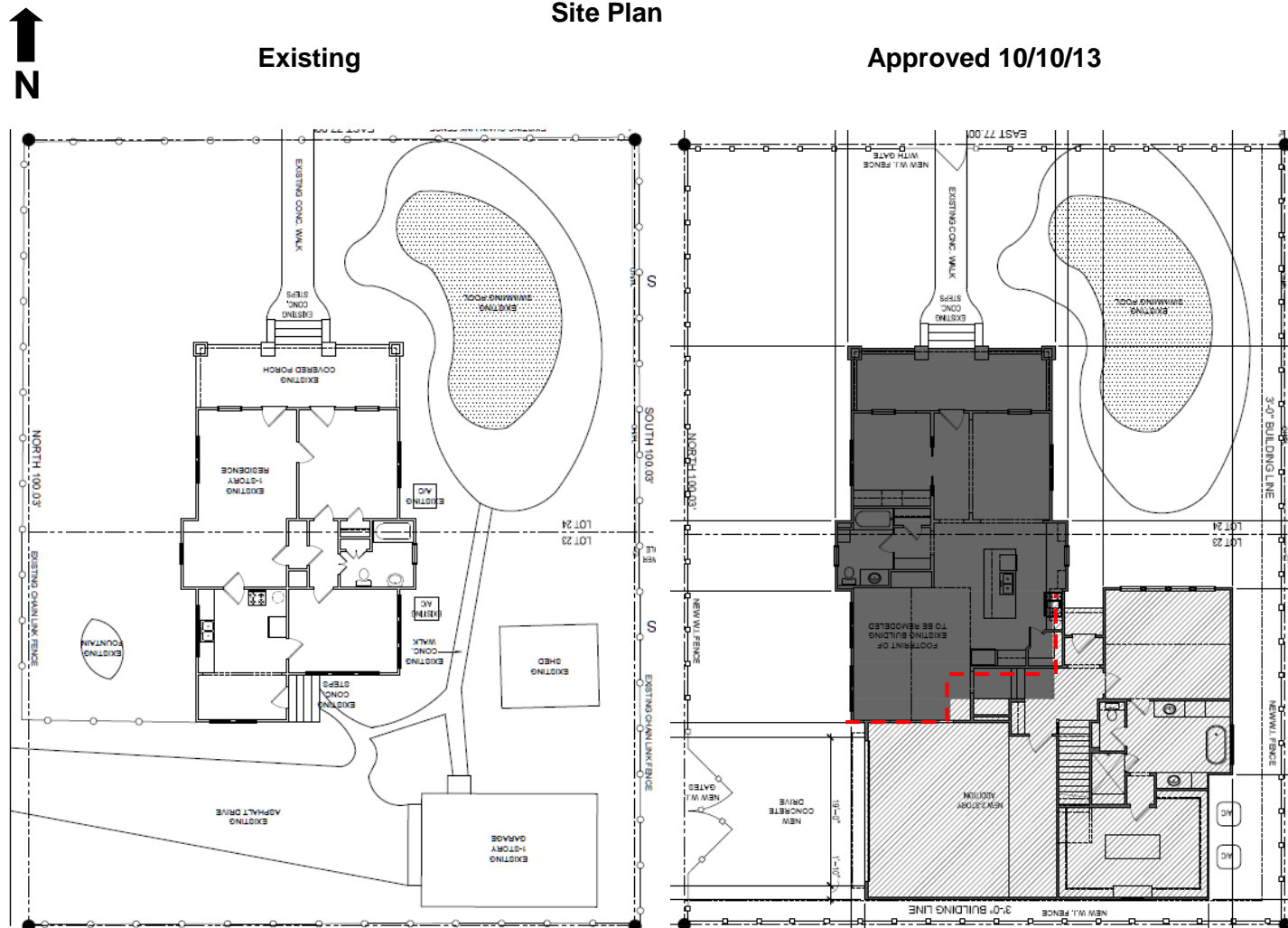
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Site Plan



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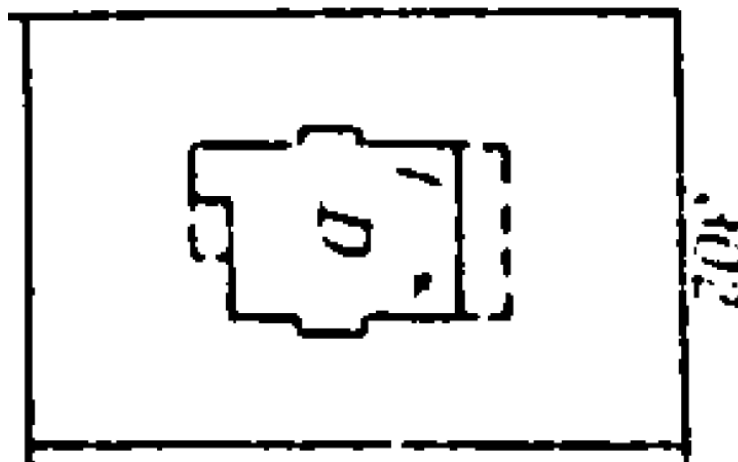
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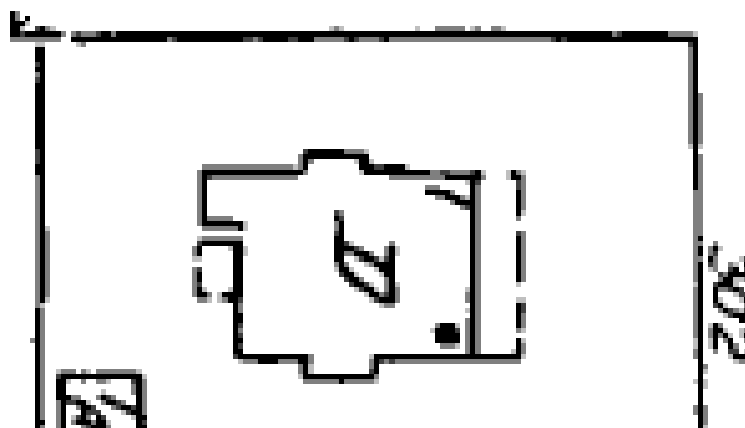
HPO File No. 140216

Sanborn Fire Insurance Maps

1924-1950



1924-1951



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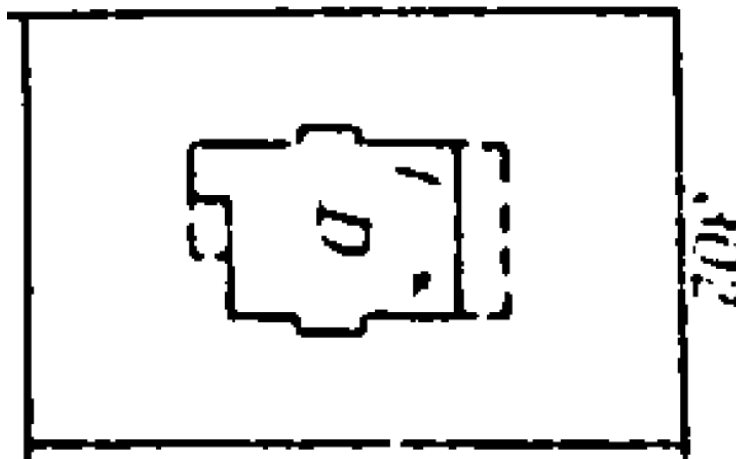
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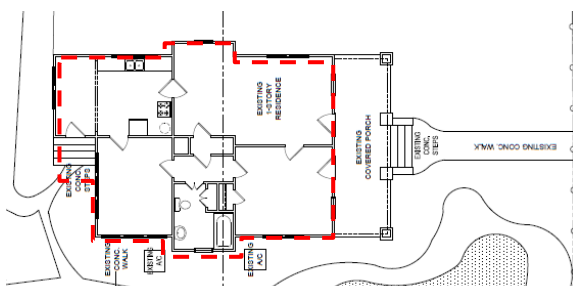
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Site plan Comparison

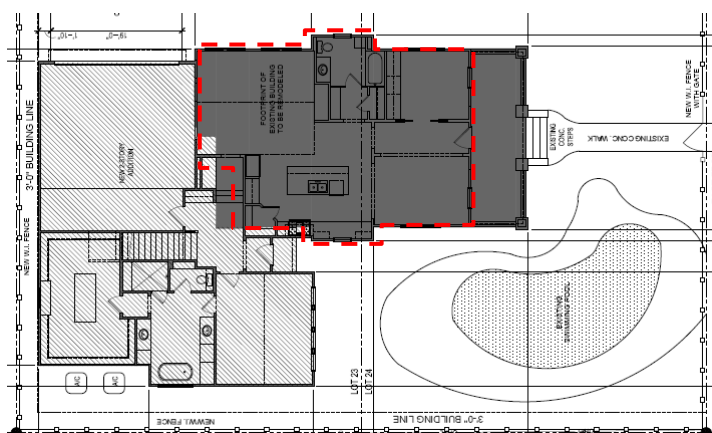
1924-1950



Current



Proposed



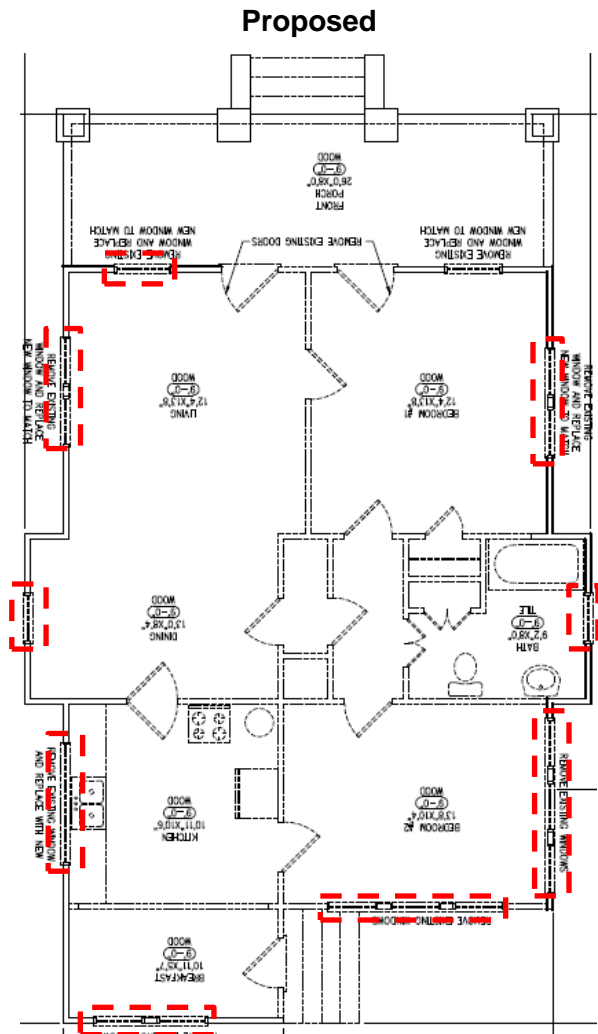
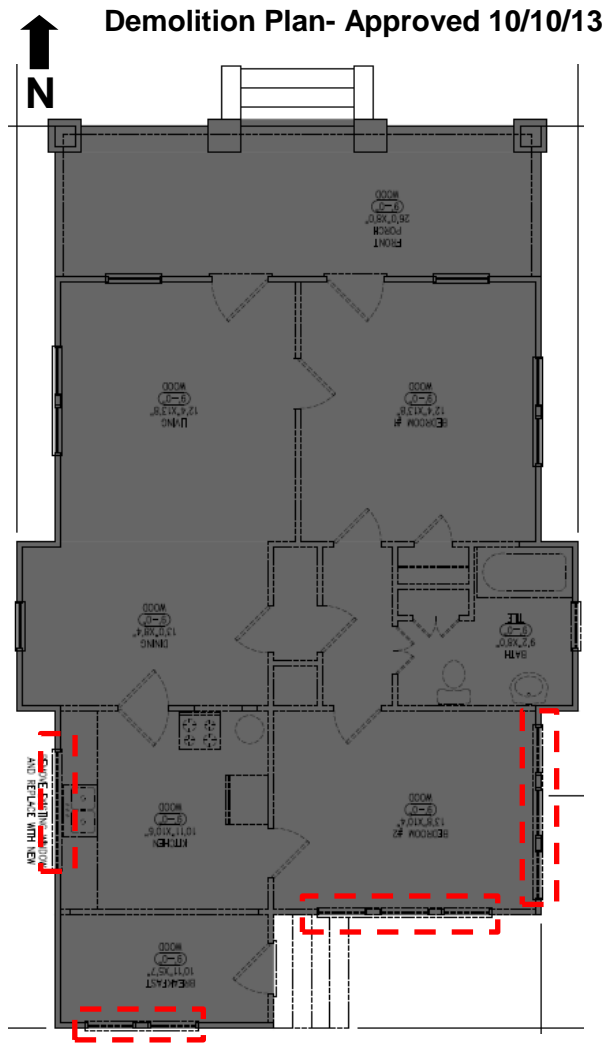
CERTIFICATE OF APPROPRIATENESS

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AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 302 East 5th Street

AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216

Existing Condition Photographs



CERTIFICATE OF APPROPRIATENESS

SITE LOCATION: 302 East 5th Street

AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216



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HPO File No. 140216



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HPO File No. 140216



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HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216

North Elevation (front facing E. 5th St)

Existing



Approved 10/10/13



CERTIFICATE OF APPROPRIATENESS

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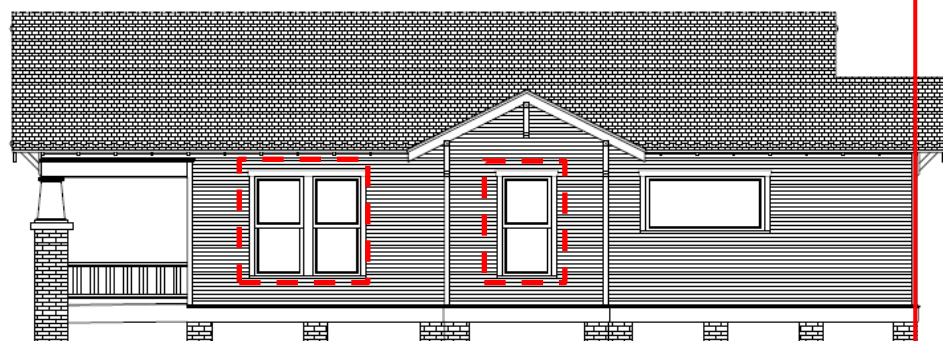
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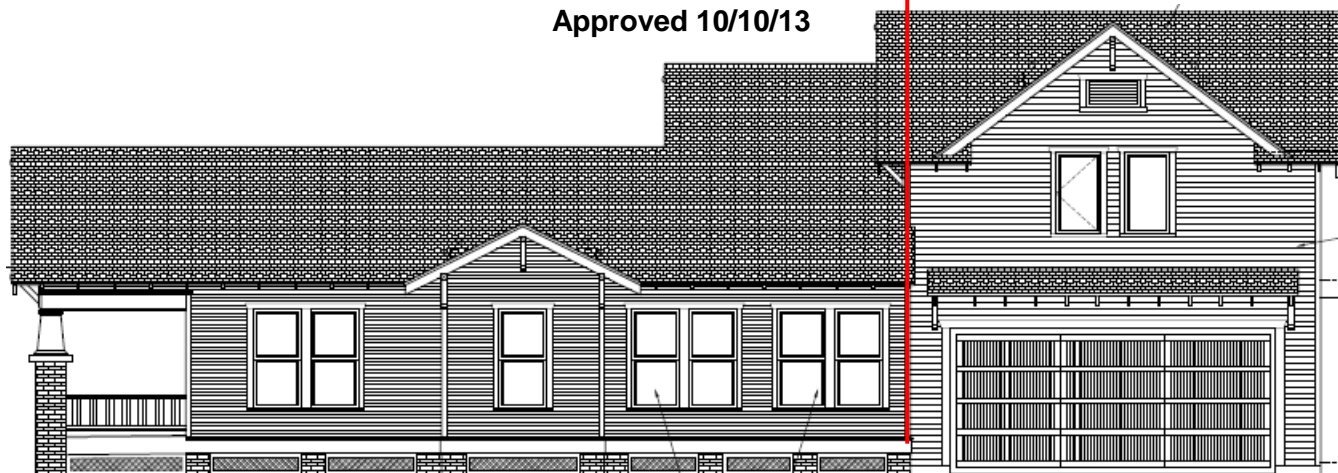
HPO File No. 140216

West Elevation (facing Cortlandt St)

Existing



Approved 10/10/13



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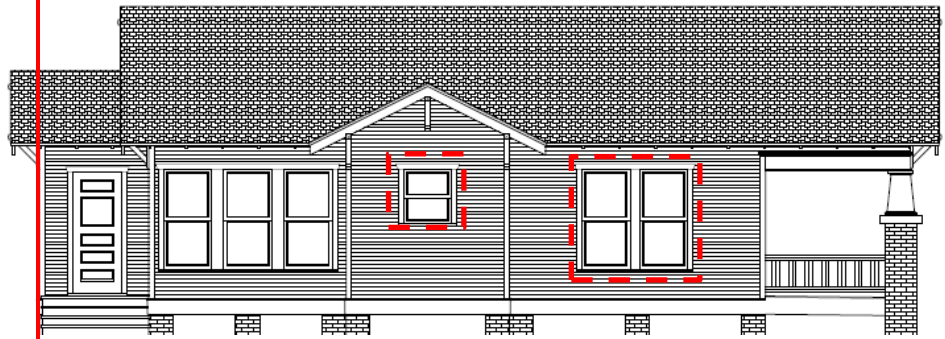
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HISTORIC DISTRICT: Houston Heights South

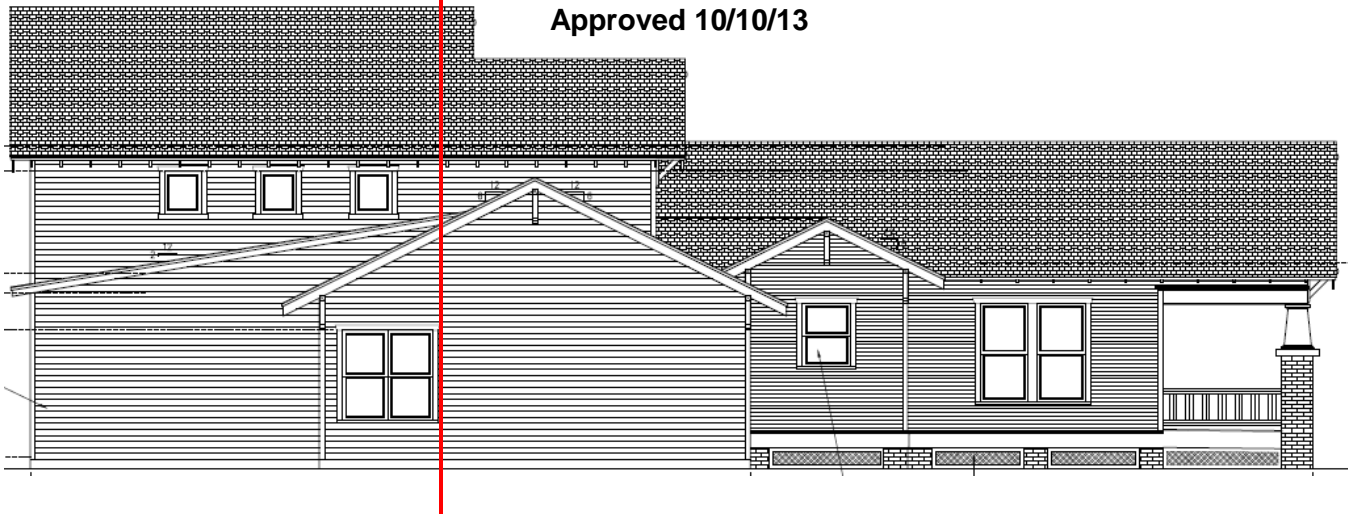
HPO File No. 140216

East Elevation (facing side property line)

Existing



Approved 10/10/13



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AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

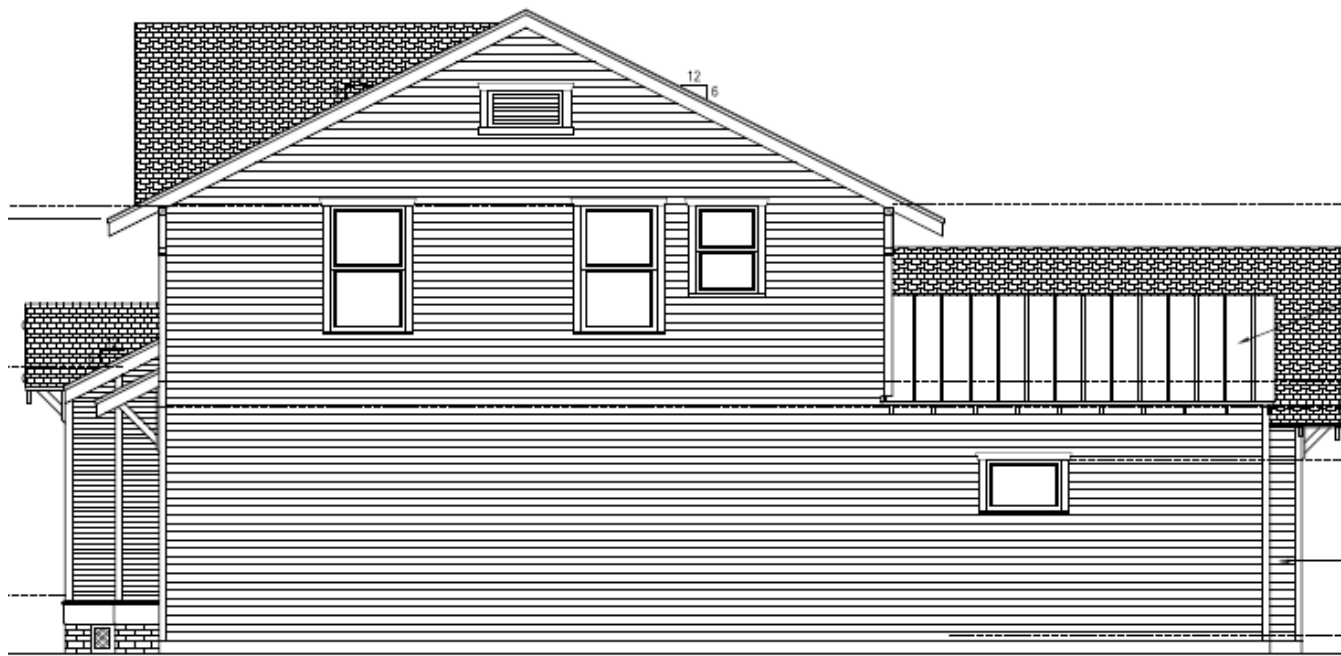
HPO File No. 140216

South Elevation (facing rear property line)

Existing



Approved 10/10/13



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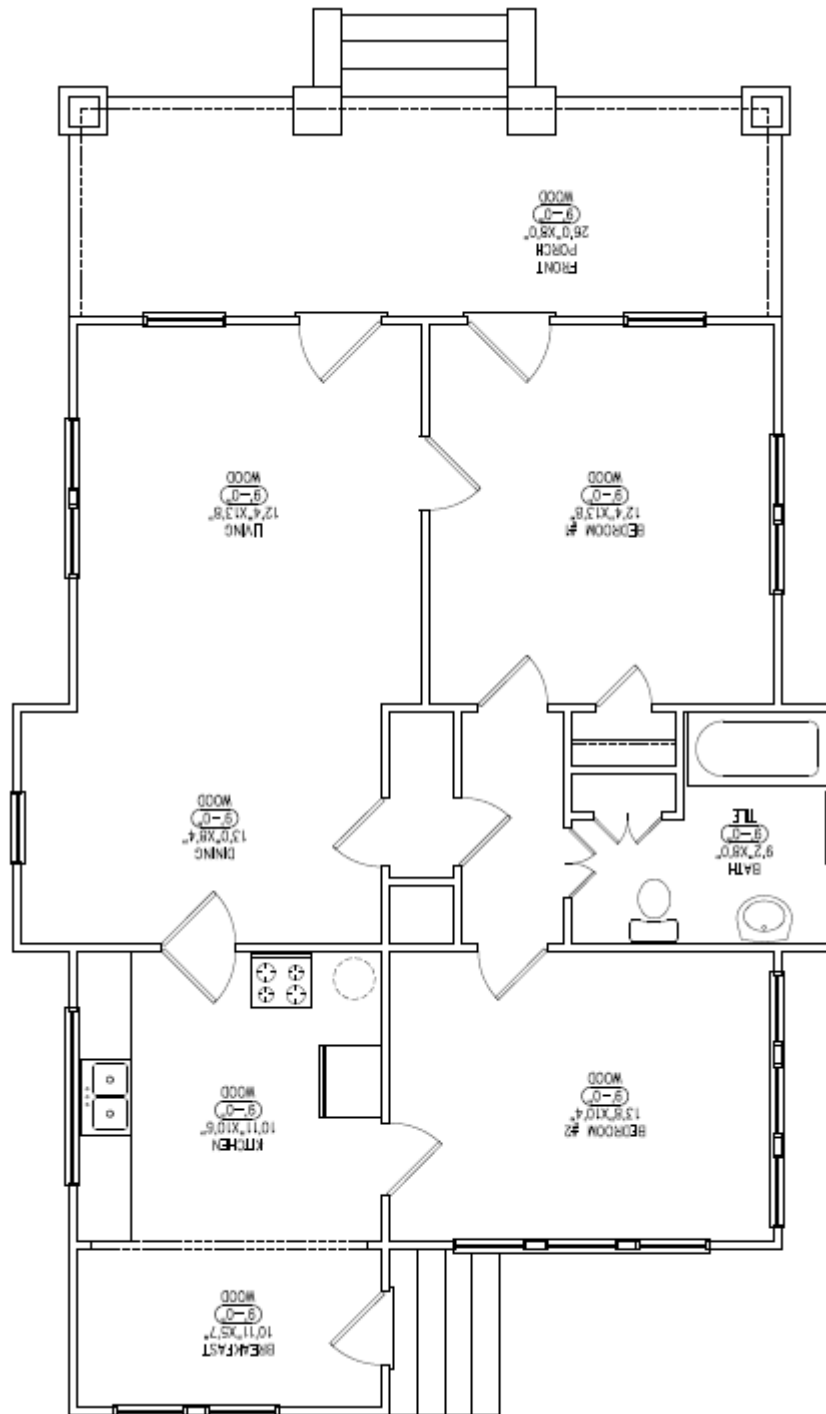
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AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216

Existing Floor Plans



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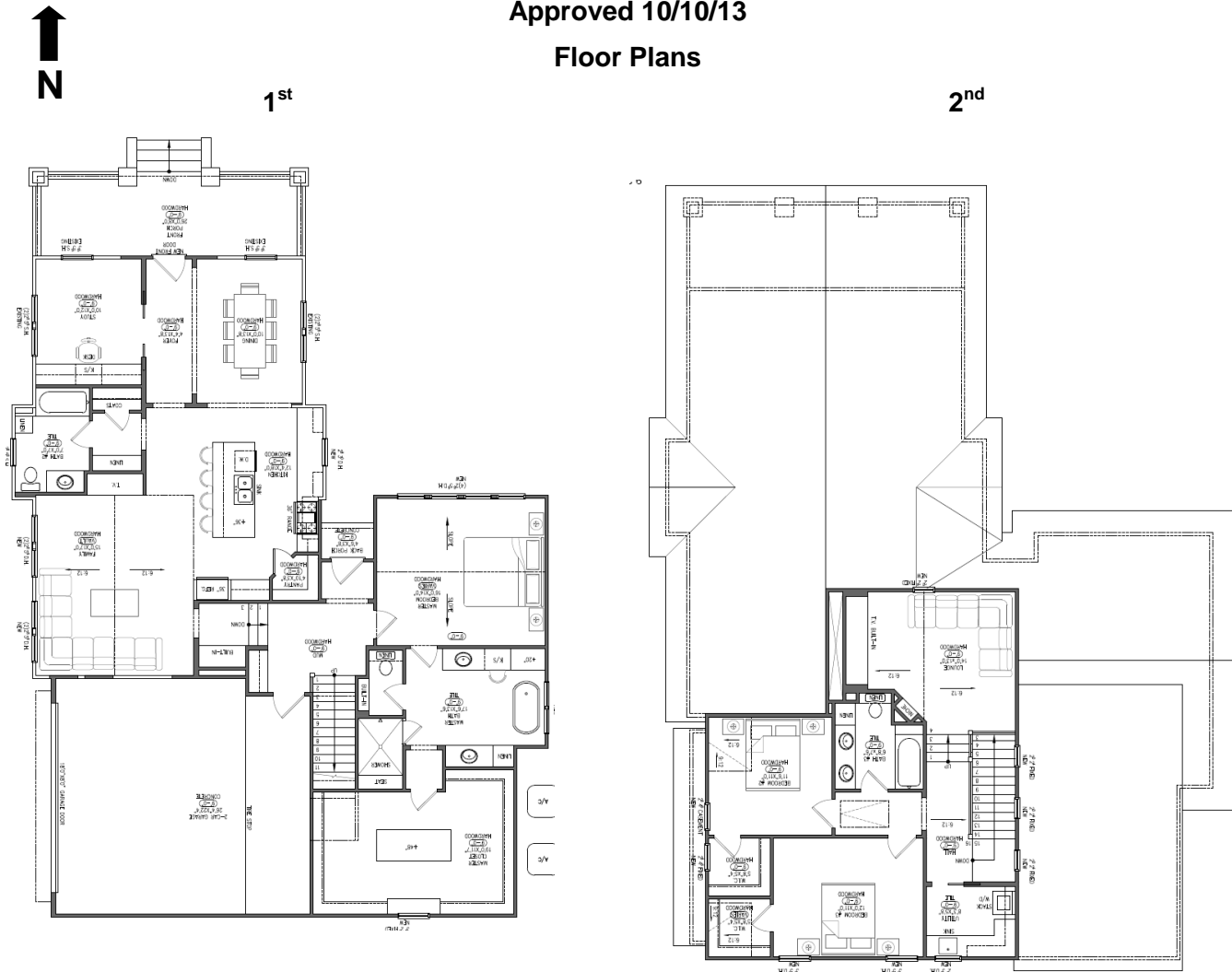
AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216

Approved 10/10/13

Floor Plans



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HPO File No. 140216



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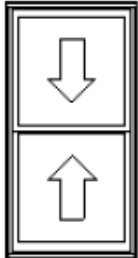
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HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216

Window Schedule

Rough Opening: 34 1/8 X 65 1/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 33 3/8 X 64 1/2

Tradition Plus Wood Double Hung, Auralast Pine,
Primed Exterior, Compression Jambliner & No Tilt Latches,
Natural Interior,

No Exterior Trim, No Sill Nosing,
4 9/16 Jamb, Sill Stop Applied,

White Jambliner,

White Hardware,

No Screen,

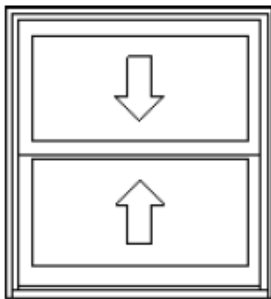
Insulated Low-E Annealed Glass, Preserve Film, Argon Filled,

Clear Opening: 30w, 28.18h, 5.87 sf

U-Factor: 0.30, SHGC: 0.31, VLT: 0.53, CPD: JEL-N-578-00813-00001

PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW

Rough Opening: 34 1/8 X 37 1/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 33 3/8 X 36 1/2

Tradition Plus Wood Double Hung, Auralast Pine,

Primed Exterior, Compression Jambliner & No Tilt Latches,
Natural Interior,

No Exterior Trim, No Sill Nosing,
4 9/16 Jamb, Sill Stop Applied,

White Jambliner,

White Hardware,

No Screen,

Insulated Low-E Annealed Glass, Preserve Film, Argon Filled,

Clear Opening: 30w, 14.18h, 2.954 sf

U-Factor: 0.30, SHGC: 0.31, VLT: 0.53, CPD: JEL-N-578-00813-00001

PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW

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HPO File No. 140216

Additional Information Provided by Applicant

Engineer Letter



BEC-LIN ENGINEERING, L.P.
Structural • Civil • Surveying • Construction Management

January 31, 2014

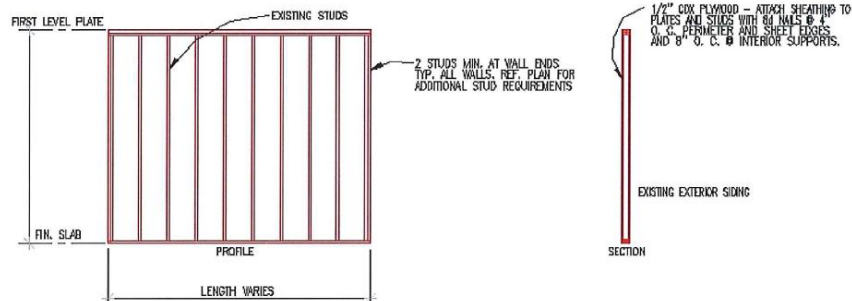
BL-13-1603

Client: Pablo Perreira
Unika Construction
P.O. Box 70184
Houston, Texas 77270
Phone: 281-669-6196
E-mail: [REDACTED]

Re: Removal of Ship Lap – 302 E 5th Street

Dear Pablo:

Since the ship lap was removed at the interior of the above referenced residence, plywood should be added to the walls and connected in accordance with the interior shear wall detail (shown below.)



We thank you for the opportunity to be of service. If you have any questions, please contact us.

Sincerely,

BEC-LIN Engineering, LP

Karl Breckon, P.E.



In recognition of the relative risks, rewards, and benefits of the service provided, to both the client and BL, the risks have been allocated such that the client agrees, as evidenced by acceptance and use of this report, that the liability of BL is limited to the value of the service provided and the client shall indemnify and hold BL harmless from and against any and all claims, liabilities, obligations, costs, or expenses (including reasonable attorneys' fees) arising by reason of or associated with the performance of all services hereunder. In addition, should any additional work related to this evaluation be required, regardless of the nature of such work, such work would be considered an additional assignment and would be invoiced, as appropriate.

CERTIFICATE OF APPROPRIATENESS

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AGENDA ITEM: II.o

HISTORIC DISTRICT: Houston Heights South

HPO File No. 140216

Photos Provided By Applicant



EXISTING STORAGE SHED
TO BE DEMOLISHED

REMOVE EXISTING
WALKWAY



REMOVE A/C UNIT
AND REPAIR OPENING

REPLACE EXISTING
WINDOW W/ SMALLER
WINDOW PER ELEVATIONS

REMOVE EXISTING DOORS
AND INFILL OPENINGS

NOTE: REPAIR OR REPLACE ALL EXISTING
WINDOWS AS NEEDED (FIELD VERIFY)



EXISTING GARAGE
TO BE DEMOLISHED

REMOVE EXISTING DRIVE



REPLACE EXISTING
WINDOW W/ SMALLER
WINDOWS

7.30.13
302 E. 5th. ST.

CERTIFICATE OF APPROPRIATENESS